



16 Toll Bar House, Ryhope, Sunderland, Tyne And Wear, SR2 0AH
£66,950

THOMAS WATSON
Estate Agents

We are pleased to offer for sale this spacious first floor two bedroom apartment situated in this convenient location close to Grangetown and Ryhope centres. The property provides an ideal investment opportunity and is offered for sale via our online auction. Briefly comprising; inner hallway, large living room with dining area, fitted kitchen with appliances, two bedrooms one of which has an en suite shower room, main bathroom and ground floor secure parking via electric roller door.



ACCOMMODATION COMPRISES FIRST FLOOR

INNER HALLWAY

Night storage heater, storage cupboard with recently installed hot water boiler

LIVING ROOM 5.5 x 5.35 (18'1" x 17'7")

Night storage heater, double glazed french doors with Juliette balcony, opening to Dining Room



LIVING ROOM



DINING AREA 2.48 x 2.4 (8'2" x 7'10")

Night storage heater



KITCHEN 3.37 x 2.29 (11'1" x 7'6")

Range of fitted wall, floor units and work surfaces, stainless steel sink unit and single drainer, electric oven and electric hob, fitted microwave, cooker hood, integrated dish washer



BATHROOM/WC 1.76 x 2.32 (5'9" x 7'7")

Electric heated towel rail, part tiled walls, suite comprising panelled bath with shower connection, pedestal wash hand basin and low level wc



BEDROOM 1 3.1 x 3.9 (10'2" x 12'10")

Night storage heater



BEDROOM 1



EN SUITE SHOWER ROOM/WC

Shower cubicle with plumbed in shower, pedestal wash hand basin and low level wc, part tiled walls, tiled floor, electric shaver point



BEDROOM 2 2.39 x 5.72 (7'10" x 18'9")

Night storage heater



EXTERNAL

Ground floor secure parking via electric roller door.



Disclaimer

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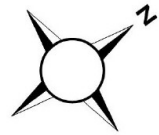
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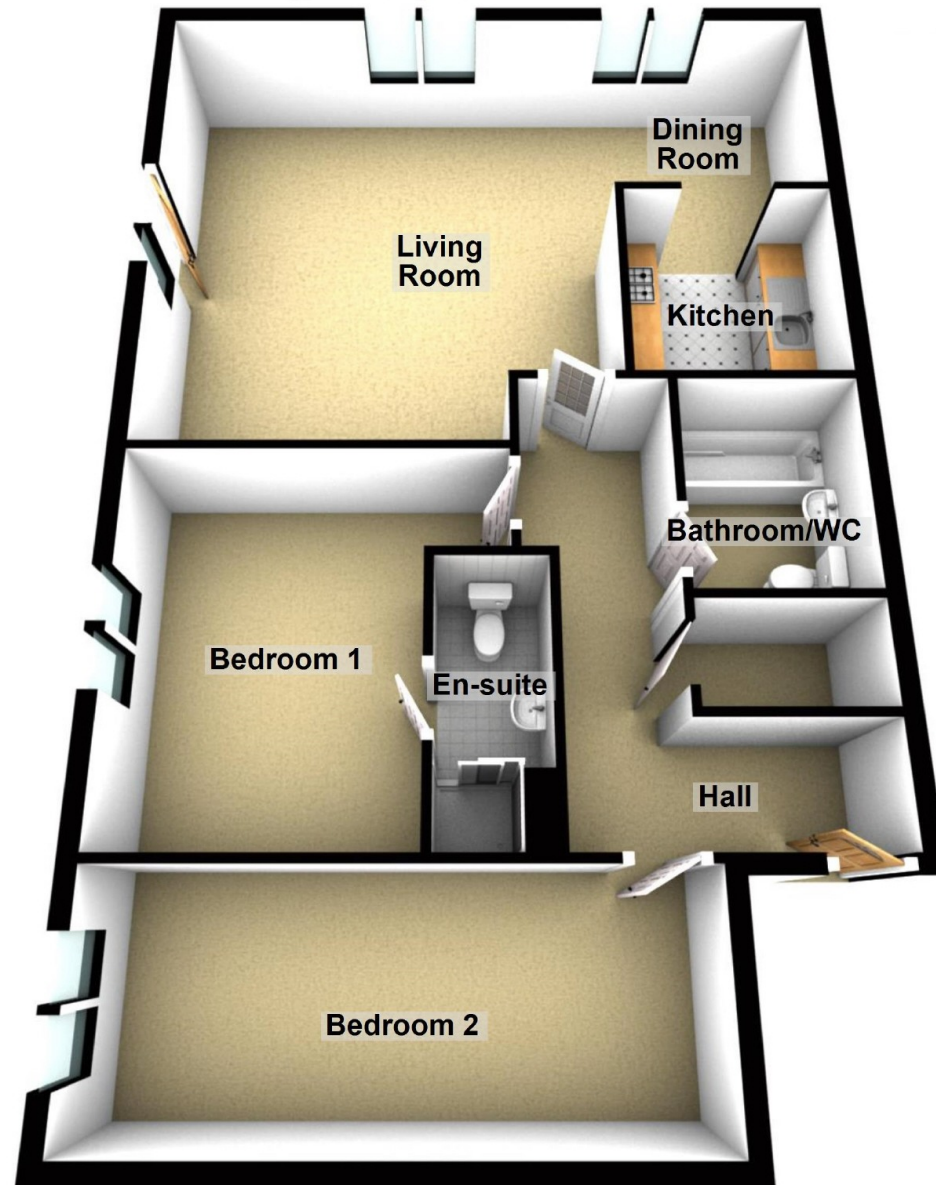


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Ground Floor

Approx. 930.6 sq. feet





Energy Performance Certificate



16 Toll Bar House, Ryhope Road, SUNDERLAND, SR2 0AH

Dwelling type: Ground-floor flat
Date of assessment: 24 March 2018
Date of certificate: 25 March 2018
Reference number: 2548-3078-6267-8058-8920
Type of assessment: RdSAP, existing dwelling
Total floor area: 85 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

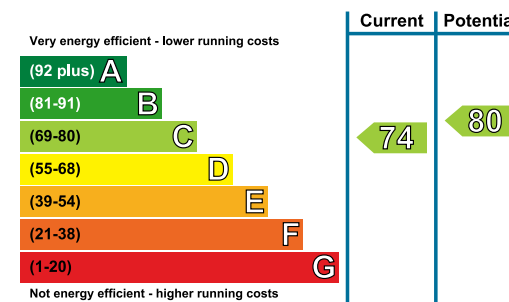
Estimated energy costs of dwelling for 3 years:	£ 2,118
Over 3 years you could save	£ 468

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 429 over 3 years	£ 213 over 3 years	
Heating	£ 1,050 over 3 years	£ 927 over 3 years	
Hot Water	£ 639 over 3 years	£ 510 over 3 years	
Totals	£ 2,118	£ 1,650	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase hot water cylinder insulation	£15 - £30	£ 66
2 Low energy lighting for all fixed outlets	£40	£ 156
3 High heat retention storage heaters	£1,200 - £1,800	£ 243

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.